

167.0

0003

0002.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

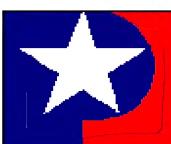
Total Card / Total Parcel

USE VALUE:

1,211,300 / 1,211,300

ASSESSED:

1,211,300 / 1,211,300


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
125		PARK AVE, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: LUDDECKE CARSON H / TRUSTEE	
Owner 2: LAWRENCE R LUDDECKE FMLY IRRE	
Owner 3: CAROL LUDDECKE FAMILY IRREV TR	

Street 1: 125 PARK AVENUE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: LUDDECKE LAWRENCE R-ETAL -

Owner 2: LUDDECKE CAROL -

Street 1: 125 PARK AVENUE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains .275 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1880, having primarily Clapboard Exterior and 3252 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		12000	Sq. Ft.	Site			0	70.	0.62	8			Med. Tr	-5					518,700						518,700	

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	12000.000	674,400	18,200	518,700	1,211,300		110524
							GIS Ref
							GIS Ref
							Insp Date
							05/17/18

Total AC/HA: 0.27548

Total SF/SM: 12000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 518,700

Spl Credit

Total: 518,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

apro

2023

Total Card / Total Parcel

1,211,300 / 1,211,300

Prior Id # 1: 110524

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date 12/30/21

Time 15:48:29

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date 06/12/18

Time 14:16:02

apro

12920

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS&NOTICE	CC	Chris C
12/24/2008	Measured	372	PATRIOT
12/28/1999	Mailer Sent		
12/8/1999	Measured	163	PATRIOT
7/17/1993		AJS	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

**EXTERIOR INFORMATION**

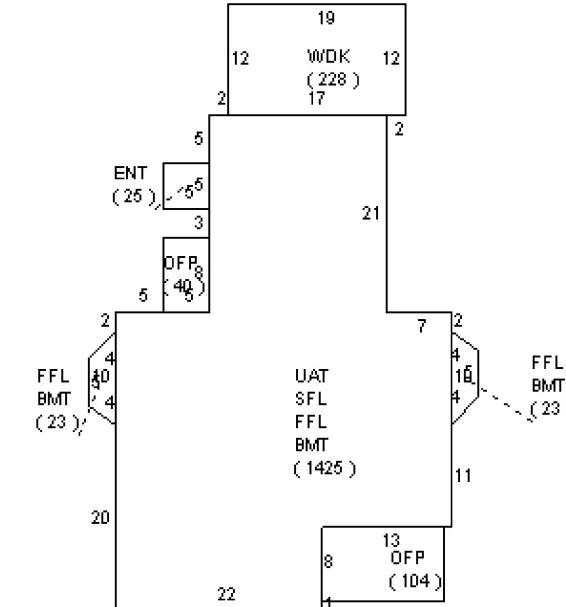
Type:	12 - Multi-Conver
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	2 Total: 2
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

**BATH FEATURES**

Full Bath:	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

**COMMENTS**

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**SKETCH****RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	2
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 12	BRS: 6	Baths: 3 HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	No Unit	RMS	BRS	FL
Interior:	2	6	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	2	12	6	

**RES BREAKDOWN**

Rate	Parcel ID	Typ	Date	Sale Price

**CALC SUMMARY**

Basic \$ / SQ:	170.00		
Size Adj.:	1.01256895		
Const Adj.:	0.98990101		
Adj \$ / SQ:	170.398		
Other Features:	135000		
Grade Factor:	1.10		
NBHD Inf:	1.00000000		
NBHD Mod:			
LUC Factor:	1.00		
Adj Total:	828461		
Depreciation:	154094		
Depreciated Total:	674367		
WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	187.44
Special Features:	0	Val/Su Net:	131.72
Final Total:	674400	Val/Su SzAd:	232.87

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
BMT	Basement	1,471	51.120	75,197	UAT	100	FLA	100		
FFL	First Floor	1,471	170.400	250,656						
SFL	Second Floor	1,425	170.400	242,818						
UAT	Upper Attic	356	119.280	42,493						
WDK	Deck	228	10.280	2,344						
OPF	Open Porch	144	27.680	3,985						
ENT	ENTRY	25	26.130	653						
	Net Sketched Area:	5,120		Total:	618,146					
Size Ad	2896	Gross Area	6189	FinArea	3252					

**IMAGE**

**AssessPro** Patriot Properties, Inc

**MOBILE HOME**

Make: [ ] Model: [ ] Serial #: [ ] Year: [ ] Color: [ ]

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
16	Shop W/Loft	D	Y	1	18X24	A	GD	1960	28.06	T	30	104			8,500			8,500
16	Shop W/Loft	A	Y	1	20X26	A	GD	1960	26.74	T	30	104			9,700			9,700
2	Frame Shed	D	Y	1	8X12	A	AV	2000	0.00	T	15.2	104						

More: N

Total Yard Items: 18,200 Total Special Features:

Total: 18,200